

# **SPECIAL FARMINGTON CITY COUNCIL MEETING**

Wednesday, January 12, 2005

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## **COMMUNITY ARTS CENTER/CALL TO ORDER**

***PRESENT:*** Mayor David M. Connors, Council Members David Hale, Larry W. Haugen, Susan T. Holmes, Sid Young, and Rick Dutson, Planning Commission Members Annie Hedberg and Keith Klundt, City Manager Max Forbush, City Planner David Petersen, City Finance Director Keith Johnson, and Deputy Recorder Jeane Chipman.

**Mayor Connors** called the meeting to order at 7:10 P.M. The invocation was offered by **Sharon Treu**. **Mayor Connors** led the audience in the Pledge of Allegiance.

## **INTRODUCTION OF MEETING FORMAT (Agenda Item #1)**

**Mayor Connors** opened the meeting by stating the purpose of the gathering. It had not been intended that discussion during the evening would focus on any one development. Rather, the meeting had been scheduled to help inform interested citizens regarding the results of three studies the City had undertaken in the last few years. The Mayor explained that City officials hold public input in high regard and that all public workers in Farmington were dedicated to the well-being and benefit of the citizens of the City. City Council and Planning Commission members were always open to public comments.

The Mayor invited interested citizens to become involved in the Davis Education Foundation which is a fund-raising organization for the public school system. The Foundation is looking for a representative from the Farmington area.

## **SUMMARY OF EVENTS AND PROCESS, REPORTS AND PRESENTATIONS (Agenda Item #2)**

The following information was discussed by City officials:

1. Mayor/City Council/Executive Staff Retreat – January/February 2002.
  - Pending public safety needs (police and fire departments).
  - Public Works maintenance pressures.
  - Development explosion/expansion of infrastructure to the west side.
  - Other economic pressures.
  - Envision Utah/Governor's Quality Growth Commission–focus on walkable communities, employment centers near residential areas, transit-oriented developments, etc.

- *OUTCOME*: Paradigm shift–need to broaden tax base and pursue quality growth principles. Immediate Goal: The development of an Economic Development Plan.

2. Debate: Development of Process– Spring/Summer 2002

- Hire a consultant?
- How much non-residential is enough/too much? What type is preferred? What is the appropriate mix (office/retail/light industrial)?
- Where is the logical place to locate a non-residential base?

Pending Developments:

Highway construction/new interchanges  
Buie/Excel Legacy  
The Haws development  
Preliminary discussions regarding commuter rail

3. Establishment of Economic Development Committee– October 2002

- Representation: Mayor David M. Connors, all City council Members, Planning Commission members, including Sid Young and Larry Jensen, Davis County Economic Development, EDCU, State of Utah, Sterling Jensen, Dan Rogers, others.
- Mapping exercise of where economic development should occur. West polygon/U.S.89 corridor.
- Special circumstances: U.S. 89 reconstruction plans/ post 9-11 considerations; national and state economic downturn

4. Touring of other economic development sites

- Lake Park
- South Jordan Business Park
- Thanksgiving Point
- Riverwoods
- Jordan Landing
- Redrawing of map exercise

5. Debate/Discussion: How much non-residential economic development is enough to fund City operations? How much is too much? (Governing Body concerns) 2002/03

- Projected cost of Farmington City government to build out (Keith Johnson, Finance Director)
  - Hiring of Ross Consulting Group (Tom Wootten) to determine market capacity of west side polygon and U.S. 89 corridor (David Petersen, City Planner)
6. Reconvening of Economic Development Committee (fall 2003) Receipt of Ross Consulting Group preliminary report and Keith Johnson report.
7. Series of public meetings of Economic Development Committee with property owners and interested citizens to review Keith Johnson study and Ross Consulting Group report (fall 2003)
- Initial efforts/ David Petersen with Planning Commission.
  - Hiring of Bear West as planning consultants.
  - Formulation of drafting committee.
  - Work in process late 2003, early 2004.
  - Amendments completed in July, 2004 (David Petersen review of changes)

#### Special Circumstances/Development Proposals

- Apartment complex/Park Lane.
  - Russon Brothers Mortuary proposal on north Main Street.
  - Continued pressure on property taxes (resetting the rate).
9. Ordinance Development work related to economic development
- Transit oriented development ordinance adopted in October 2004.
  - Commercial Mixed Use (CMU) zone text adopted in December 2004.
  - Neighborhood Mixed Use (NMU) zone text (in process).

#### **QUESTION-AND-ANSWER PERIOD (Agenda Item #3)**

During and subsequent to information provided by Mayor Connors, Max Forbush, Keith Johnson, and David Petersen, citizens were invited to ask questions about the studies and processes the City had undertaken.

#### **ADJOURNMENT**

The meeting adjourned at 11:00 p.m.

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Margy Lomax, City Recorder

